

5041-249

41-56-1-10

FOURTH AMENDMENT TO DECLARATION OF
LINCOLN WOODS, A CONDOMINIUM

41-56-1



41-56-16

THIS AMENDMENT (this "Amendment") is made as of the 4th
day of December, 1995.

030376

1. Background. Lincoln Woods, A Condominium (the "Condominium") has been created pursuant to the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes of 1964, as amended (the "Act") by the recording of the Declaration of Lincoln Woods, A Condominium (the "Declaration") in the Kennebec County Registry of Deeds in Book 3471, Page 259, as amended, and the Plans (the "Plans") of the Condominium in Condominium File Nos. E-88279 and E-88280. The Declaration and Plans are incorporated by reference into this Amendment as if they were reproduced herein. Capitalized terms used herein without definition shall have the meaning specified for those terms in the Declaration or, if not defined in the Declaration or herein, the meaning specified or used for such terms in the Act. The Declarant of the Condominium desires to amend the Declaration pursuant to Article 6(B) of the Declaration. The purpose of this Amendment is to amend the Declaration by revising Schedule A to add additional land to the condominium property.

2. Submission of Land. By this Amendment, the Lincoln Woods Owners Association submits the second parcel of land described in Schedule A attached hereto to the provisions of Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended, known as the Maine Condominium Act. The land was conveyed to the Lincoln Woods Condominium Association by deed of Key Bank of Maine dated July 29, 1994 and recorded in said Registry in Book 4735, Page 117. By this submission, the second parcel of land described in Schedule A becomes part of the Common Elements of the condominium and each Unit Owner shall be entitled to all the rights of condominium ownership in said second parcel consistent with their ownership rights as described in the aforesaid Declaration.

3. Amendment. The Declaration is amended as follows:

Schedule A of the Declaration is amended in its entirety as the Schedule A annexed to this Amendment and all references to the Schedule A in the original Declaration shall be deemed to refer to Schedule A, as amended, see File #D95209.

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IN WITNESS WHEREOF, the Lincoln Woods Owners Association, by its officer duly authorized does hereby execute this Amendment the day and year first above written.

Witnessed by:

Lincoln Woods Owners
Association

David W. Steele

By: _____

Its: President

State of Maine

, 1995

PERSONALLY APPEARED the above-named Sharon A. Ward
_____ and acknowledged the foregoing
instrument to be her free act and deed in her said capacity and
the free act and deed of said Lincoln Woods Owners Association.

Before me,

David W. Steele

Name:

Title: Notary Public DAVID W. STEELE



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my commission expires
October 2, 2002

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V
41-51-16SCHEDULE APROPERTY DESCRIPTION

FIRST PARCEL: A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine and more particularly bounded and described as follows:

BEGINNING at a point on the southerly right of way line of Lincoln Street; thence S 01° 27' 48" E a distance of two hundred ninety and no one hundredths feet (290.0) to a point; thence N 56° 40' 22" E a distance of one hundred fifty-six and sixty-three one hundredths feet (156.63) to a point; thence S 38° 17' 34" E a distance of one hundred ten and no one hundredths feet (110.0) to a point; thence N 51° 28' 23" E along the northwesterly line of land now or formerly owned by KMD Associates, being the same conveyed to them by deed of Doctors Office Building, Inc., dated October 19, 1982 and recorded in said Registry in Book 2516, Page 304, and along the northwesterly line of Doctors Office Building Realty Trust, a distance of four hundred ninety and no one hundredths feet (490.0) to an iron pin on the said southerly right of way line of Lincoln Street; thence S 88° 32' 19" W along said line of Lincoln Street, formerly the southerly line of the Waterville, Fairfield and Oakland Railway, a distance of five hundred ninety and no one hundredths feet (590.0) to the point of beginning.

Subject to rights of Central Maine Power Company along said Lincoln Street.

SECOND PARCEL: A certain parcel of land situated in the City of Waterville, Kennebec County, State of Maine being described as follows, to wit:

BEGINNING at a capped 5/8" iron rebar set in the ground along the southerly side of Lincoln Street at the northwest corner of Phase II of Lincoln Woods, A Condominium as shown on a Plan of Lincoln Woods recorded in Kennebec County Registry of Deeds in Plan File No. E-90093 dated January 22, 1990. Said rebar being S 88° 32' 15" W a distance of 590.00 feet from an iron pipe found at the northeast corner of Phase I as shown on the above described plan; thence S 88° 32' 19" W a distance of 20.00 feet along the southerly side of Lincoln Street to a capped 5/8" iron rebar scribed John Pickett P.L.S. 351; thence S 01° 27' 47' E a distance of 314.20 feet to a capped 5/8" iron rebar scribed John Pickett P.L.S. 351 set in the ground; thence N 56° 40' 23" E a distance of 121.18 feet to a capped 5/8" iron rebar scribed John Pickett P.L.S. 351 set in the ground; thence S 37° 17' 40" E a distance of 105.97 feet to a capped 5/8" iron rebar scribed John Pickett P.L.S. 351 set in the ground; thence along Phase I of Lincoln Woods as shown on said plan N 38° 17' 34" W a distance of 110.00 feet to a capped 5/8" iron rebar scribed John Pickett P.L.S. 351 set in the ground; thence S 56° 40' 22" W a distance

of 156.63 feet to a capped 5/8" iron rebar scribed John Pickett
P.L.S. 351 set in the ground; thence N 01° 27' 48" W a distance
of 290.00 feet to the point of beginning.

Area of said parcel being 14,367 square feet.

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ATTEST: *Harold Reed*
REGISTER OF DEEDS